

RM: C Dehradun, Meerut Zone, Meeting Dated: 02.02.2021

Agenda No: A-01/01/84(A)



Group	Not recognized group
Firm Exposure	Not Applicable
Group Exposure	Not Applicable
Status of A/c	Not Applicable
BOBRAM Rating	Not Applicable
External Rating	Not Applicable

RMCC

Project Approval: "The Solitaire Crown" developed by M/s Shama Estates Pvt. Ltd.

Branch: SMS Dehradun

Region: Dehradun

Zone: Meerut

Submitted to: RMCC

Signature

For

(Anoop Sharma), Regional Head

(Dehradun Region)

(Akshay Rastogi)

Dy. Regional Head

(Dehradun Region)

(Shyam Singh Tomar)

Chief Manager

(Ballupur Chowk Branch)

(Varun Pant)

Senior Manager (A&I)

(Dehradun Region)

Sponsored by:

(Naveen Chand)

Senior Manager- Credit

Dehradun Region

Place: Dehradun

Date: 02.02.2021



### Sanction

To consider project approval of "The Solitaire Crown" developed by

M/s Shama Estates Private Limited, on the terms and conditions as

detailed in the sanction Note subject to annual review.

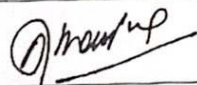



**RMCC MEETING DATED- 02.02.2021**

**AGENDA NO. : A-01/01/84(A)**

**RESOLUTION:**

Agenda Item No. A-01/01/84(A) recommended by Mr. Arjun Shobhit, Head, SMS-Dehradun and Sponsored by Mr. Naveen Chand, Senior Manager-Credit in respect of project approval of "The Solitaire Crown" developed by M/s Shama Estates Private Limited was considered and it was:

RESOLVED that sanction be and hereby given to the Bank at SMS-Dehradun for project approval of "The Solitaire Crown" developed by M/s Shama Estates Private Limited, on the terms and conditions as detailed in the sanction Note.

Name	Designation	Signature
Mr. Anoop Sharma	Regional Head (Dehradun Region)- Head of the Committee	
Mr. Akshay Rastogi	Dy. Regional Head (Dehradun Region)-Member of the Committee	
Mr. Shyam Singh Tomar	Chief Manager (Ballapur Chowk Branch)- Member of the Committee	
Mr. Varun Pant	Senior Manager (A&I)- RO Dehradun- Member of the Committee	

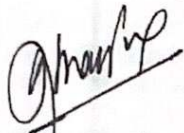









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**NOTE TO: The RMCC, Regional Office, Dehradun**

<p>अनूप शर्मा Anoop Sharma</p>  <p>सहायक महाप्रबंधक Asstt. General Manager</p>	<p>अक्षय रस्तोगी Akshay Rastogi</p>  <p>उप क्षेत्रीय प्रबंधक Dy. Regional Head</p>	<p>श्याम सिंह तोमर Shyam Singh Tomar</p>  <p>मुख्य प्रबन्धक, बल्लुपुर चौक Chief Manager, Ballupur Chowk</p>	<p>वरुण पंत Varun Pant</p>  <p>वरिष्ठ प्रबन्धक, ले. प. एवं नि. Sr. Manager, A &amp; I</p>
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**Issue for consideration**

To approve project "M/s The Solitaire Crown" located at Khasra No 86 and 110, GMS Road, Sewla Kalan, Dehradun (Uttarakhand) being developed by Shama Estates Pvt. Ltd.

**Present Issue**

We have received the proposal from M/s The Solitaire Crown with necessary papers / documents for seeking the approval of housing project named "M/s The Solitaire Crown". The details of the housing project are as under:

1	Name of Project	M/s The Solitaire Crown
2	Developer/ Builder	M/s Shama Estates Private Limited
3	Site address/ property details	Mentioned below
<p><b>Details of Property No. 1/ Schedule 1</b></p> <p>The Land bearing all that Land bearing Khata No. 1371 (Fasli Year 1414 to 1419) forming part of Khasra No. 110 area 2640 Sq.mtrs and Khata No. 172 (Fasli Year 1414 to 1419) forming part of Khasra No. 86 area 1963 Sq. mtrs total land area 4603 Sq mtrs. situated at Village Sewla Kalan, Pargana Pachhwa Doon, District Dehradun.</p> <p>As per NEC dated 29-10-2020 submitted by our Empaneled Advocate Mr. Mahesh Chandra Pant he has searched chain of title for 30 years and found that property is free from all charges, liens &amp; encumbrances and M/s Shama Estates Pvt. Ltd. is holding a clear and marketable title with absolute transferable rights over the said property.</p>		
4	No. of units	The project comprises of 94 flats of 3 BHK and 4 BHK which are under construction as per map approved by MDDA. No. of 3 BHK Flats proposed is 89 and no. of BHK Flats proposed is 5. Super Area of 3 BHK Flats vary between 1756 Sq. ft. to 2030 Sq. ft. whereas super area of 4 BHK flat is 2631 Sq. ft.
5	Present Banking Arrangement	The Project M/s the Solitaire Crown is maintaining its Escrow Account with State Bank of India, Mohabbewala, Dehradun. As per Commercial CIBIL generated vide Report Order Number: W-126528945 dated 12-01-2021 no credit facility is being reflected.
6	Project Cost	Rs. 41.78 Crores (approx.)

Project Approval: The Solitaire Crown (Developer-M/s Shama Estates Pvt. Ltd.)

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### Highlights of the project

- Total area of project is 4603 sq. meters. Road abutting the property is GMS Road Dehradun. Project is situated at 4.6 kms away from Railway Station, 1.9 kms away from Bus stop and all other civic amenities and social infrastructure are located within the vicinity of 3 KM radius. The Project is located at around 2.00 KM away from Regional Office
- The necessary permission from MDDA has been obtained for the aforementioned housing project vide MAP No. R-1931/ 19-20 dated 17.12.2019 to construct flats on Khata No. 1371 (Fasli Year 1414 to 1419) forming part of Khasra No. 110 area 2640 Sq.mtrs and Khata No. 172 (Fasli Year 1414 to 1419) forming part of Khasra No. 86 area 1963 Sq. mtrs total land area 4603 Sq mtrs. situated at Village Sewla Kalan, Pargana Pachhwa Doon, District Dehradun. The terms and conditions mentioned in the Sanction Letter No. NIL dated 17.12.2019 to be followed scrupulously.
- The Project "M/s Solitaire Crown" is duly approved by RERA (Real Estate Regulatory Authority) and registration number granted under Section 5 of the Act is UKREP09200000348. Copy of Registration certificate of project dated 22-09-2020 is on record and same is valid from 22-09-2020 to 15-12-2024 for a period of 4 years and 2 months. The same has been verified online through RERA Portal. The terms and conditions mentioned in the RERA Certificate dated 22.09.2020 to be followed scrupulously.
- As per the brochure, there are total 94 units out of which 89 flats are 3 BHK and remaining 5 flats are 4 BHK.

Unit Type	Flat	Floors	No. of Flats per Floor	Total No of Flats	No of units Super Area (sqr ft)
A	3 BHK	8	2	16	2030
B	3 BHK	8	2	16	2030
C	3 BHK	8	3	24	1838
D	3 BHK	8	1	8	1858
E	3 BHK	8	1	8	1957
F	3 BHK	8	1	8	1756
G	3 BHK	8	1	8	2030
H	4 BHK	1	2	2	2631
J	4 BHK	1	2	2	2631
K	3 BHK	1	1	1	1998
L	4 BHK	1	1	1	2631

- As per NEC by our Empaneled Advocate, Mr. Mahesh Chandra Pant dated 29.10.2020, title of title holders over the flats under constructions is clear and marketable. The provisions of SARFAESI Act, 2002 are applicable on the property.

**Comments on Valuation** - Valuation report of this project has been provided by our empanelled valuer Mr. Romesh Kumar Gupta and his report dated 29-11-2020 is on record. As per valuation report the property address is "Plot bearing khata no. 1371 (Fasli 1414 - 1419) forming part of Khasra No. 110 and Khata No. 172 (Fasli 1414-1419) forming part of khasra no. 86 situated in village - Sewla Kalan, GMS Road, Near Olympus High School, Pargana Pachhwa Doon, District - Dehradun (Uttarakhand). As per report latitude and longitude of the property are 30.18.088' and 77.59.997'. The boundaries of the said property is as under:







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East: Plot of others (S-E)  
West: Galaxy Height Apartments (N-W)  
North: FCI Godown (N-E)  
South: 60 ft. Wide Road (S-W)

As per report current market value of the property (for land, construction and other charges) is Rs. 66,30,76,000/-. The valuer Mr. Romesh Kumar Gupta has mentioned in his report dated 29-11-2020 that he was provided/shown document "Fire N O C Vide Letter No - 3/-D-PE-150-2019 dated 02-12-2019 from Chief Fire Fighting Officer.

**Background of the firm:**

M/s Shama Estates is a private limited company having PAN Card No. AABCS6118H and CIN No - U74899DL1991PTC032124 incorporated on 15-01-1991.

The firm is classified as Non-government Company and it is engaged in construction activity. Its registered address is 382, Bhera Enclave, Paschim Vihar, New Delhi - 110087. The firm having registered address, 1 Darshani Gate, Dehradun PIN- 248001. At present there are 2 directors, the details of whom are as under:

S. No.	Name	DIN	PAN	Date of Birth	Share	Net Worth (in Lakhs)
1	Devender Verma	02665246	ACCPV7006R	24.12.1982	22.97%	1308.31
2	Rajinder Khurana	00305729	AATPK9692D	18.12.1965	27.30%	1581.59

M/s The Solitaire Crown is maintaining Escrow Account with State Bank of India, Mohabbewala.

**Details of Director of the firm**

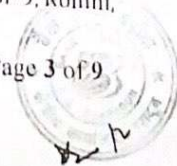
- a. **Mr. Devender Verma S/o Mr. Vinod Kumar Verma** is a resident of FD-49, Pitam Pura, North West Delhi, Delhi - 110034. His Pan No. is ACCPV7006R bearing D.O.B 24/12/1982 and his Aadhar Number is 617335085472 bearing address - FD-49, Pitam Pura, North West Delhi, Delhi - 110034. His contact Number is - 9971538800. He has been working for more than 10 years in Real Estate & Construction Business. Presently he is director in following 5 companies.

- I. Shama Estates Pvt Ltd.
- II. Himdev Developers Pvt Ltd.
- III. Karna Estate and Developers Pvt Ltd
- IV. KPV Buildcon Pvt Ltd.
- V. M R H Buildcon Pvt Ltd.

The most recent prestigious project with which Mr. Devender Verma was associated with is "The Solitaire Heights" which is situated at exotic location at Khasra Nos. 357, 361 Min, 362, 363 and 364, Niranjapur, Dehradun, Pin - 248001 and as per information provided by promoters out of 84 flats build under the project Solitaire Heights 81 have been sold already.

- b. **Mr. Rajinder Khurana S/o Mr. Ram Dhan Khurana** is a resident of S/o Ram Dhan Khurana, A-404, Sai Baba Appt, Sector-9, Rohini, Sector-7, North West Delhi, Delhi, Pin - 110085. Pan No. of Mr. Rajinder Khurana is AATPK9692D bearing D.o.B - 18-12-1965 and Aadhar No. is 909054680383 bearing address: S/o Ram Dhan Khurana, A-404, Sai Baba Appt, Sector-9, Rohini,

Project Approval: The Solitaire Crown (Developer-M/s Shama Estates Pvt. Ltd.)





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Sector-7, North West Delhi, Delhi, Pin - 110085. As per information provided Mr. Rajinder Khurana has worked for 16 years with Punjab National Bank and after quitting his job he has been active in Real Estate Industry. In past he has been associated with many Real Estate Projects like Wonder Buildwell Private Limited around North Delhi, Parx Residency at Panipat, Haryana, Maxwell Residency at Sahastradhara Road, Dehradun etc.

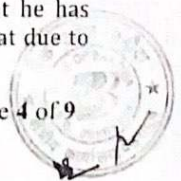
Our SMS- Dehradun has enquired about both the directors Mr. Devender Verma and Mr. Rajinder Khurana in nearby areas of the developing project and from persons engaged in similar line of activities and it was found that both the directors have been enjoying good reputation and based on the projects mentioned above completed by them earlier their track record and experience is also good.

**Site Verification:**

Site verification was carried out by Mr. Arjun Shobhit (Head SMS-Dehradun) along with Kumar Abhishek on 02-11-2020. As per report, the project is under construction at Near Olympus High School, GMS Road, Mauza Sewla Kalan, Pargana Pachwa Doon, District Dehradun. The property is presently owned by M/s Shama Estates Private Limited. M/s Shama Estates Pvt. Ltd has not entered into any agreement with any agency for development of land and the said project. The said Project is duly approved by MDDA & RERA.

**Comments on CIBIL and Equifax Report:**

- A. CIBIL report of Mr. Devender Verma was generated vide CONTROL NUMBER: 3,68,26,17,645 dated 12-01-2021 with score 792. The report reflects total 6 accounts out of which there are 4 zero balance accounts and following 2 accounts are active.
  - a. Housing Loan of Rs. 1,65,00,000 under joint capacity with current outstanding of Rs. 1,64,10,046/-
  - b. A credit Card with current outstanding of Rs. 19,793/-
- B. Equifax report of Mr. Devender Verma was also generated vide REPORT ORDER NO.: 2116792579 dated 21-01-2021 with score 783. The report shows total 6 accounts out of which no. of open accounts are only 2 which are as follows.
  - a. Housing Loan with current outstanding balance of Rs. 1,64,10,046/- under joint custody.
  - b. A credit card with current outstanding of Rs. 19,793/-
- C. CIBIL report of Mr. RAJINDER KHURANA was generated vide CONTROL NUMBER: 3,68,26,03,018 dated 12-01-2021 with score 687. The report reflects total 23 accounts out of which there are 13 zero balance accounts and following 10 accounts are active.
  - a. A loan of Rs. 2.00 Lakhs with current balance of Rs. 2.00 Lakhs in which Mr. Rajinder Khurana is a guarantor.
  - b. A loan of Rs. 10541000/- with current balance of Rs. 10541000/ in which Mr. Rajinder Khurana is a guarantor.
  - c. A business loan of Rs. 18000000/- under priority sector with current balance of Rs. 10226233/- in which Mr. Rajinder Khurana is a guarantor. There is an overdue of Rs. 439460/- to which Mr. Rajinder Khurana has provided a justification letter dated 18-01-2021 through which he has informed that he has provided guarantee in one of the loan facility of Rs. 1.80 Crore which was availed by Wonder Dairy Agro Products situated at Plot no. 552, Ground Floor, Main Road, Pooth Kalan, Delhi - 110086 and same is a partnership firm in which he is a partner. Further he has informed through justification letter that he has contacted his managing partner regarding the same and he has been informed that due to







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certain unavoidable reasons his managing partner could not make payment on time and he has assured to clear all overdue amount at the earliest and also to make payment on time in future. Through justification letter Mr. Rajinder Khurana has requested to consider this proposal favourably.

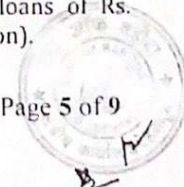
- d. Housing Loan of Rs. 15534210/- with current outstanding of Rs. 10673684/- and EMI of the same is Rs. 157558/-.
  - e. Housing Loan of Rs. 50016386/- with current outstanding of Rs. 23886597/- and EMI of the same is Rs. 522283/-.
  - f. Housing Loan of Rs. 10800000/- with current balance of Rs. 10047504/-.
  - g. A credit card with current balance of Rs. 131672/-.
  - h. A property loan of Rs. 17000000/- with current balance of Rs. 10439442/-.
  - i. A Credit Card with current balance of Rs. -1.
  - j. Another credit card with current balance of Rs. -1.
- D. Equifax report of Mr. Rajinder Khurana was generated vide REPORT ORDER NO.: 2116799693 dated 21-01-2021 with score 715. The report shows total 21 accounts out of which following 10 accounts are active.
- a. A credit Card with zero outstanding balance.
  - b. Housing Loan of Rs. 10800000/- with current balance of Rs. 10073904/-.
  - c. An overdraft facility of Rs. 2.00 Lakhs with current balance of Rs. 0.
  - d. Housing Loan of Rs. 15534210/- with current outstanding of Rs. 10673684/- and EMI of the same is Rs. 157558/-.
  - e. A property loan of Rs. 17000000/- with current balance of Rs. 10439442/-.
  - f. A loan of Rs. 10541000/- with current balance of Rs. 10541000/- in which Mr. Rajinder Khurana is a guarantor.
  - g. Housing Loan of Rs. 50016386/- with current outstanding of Rs. 23816939/- and EMI of the same is Rs. 522283/-.
  - h. A credit card with current balance of Rs. 1. There was DPD of 30 days to 120 days reported on this card between the period Mar, 2019 to Nov, 2019 however post that no DPD has been reported in the said account.
  - i. A credit Card with zero balance.
  - j. A housing loan of Rs. 30.00 Lakhs has been reported which was classified as SPM but later on the said loan account has been closed on 07-12-2015.
- Commercial CIBIL report of firm M/s Shama Estates Private Limited was generated vide Report Order Number: W-126528945 dated 12-01-2021 and the report does not reflect any detail for the said borrower (M/s Shama Estates Private Limited).

Name of Applicant	CIBIL Score	Equifax Score
Mr. Devender Verma	792	783
Mr. Rajinder Khurana	687	715

**Cost of Project and Means of Finance:** The applicants have informed us total cost of the project is Rs. 417815329/- out of which cost of land is Rs. 3.00 Crore, cost of building and civil work is Rs. 385315329/- and pre-operative expenses is Rs. 25,00,000. About source of funds they have informed that they have mobilized Rs. 267704329/- by deposit of flat buyers, unsecured loans of Rs. 15,00,00,000.00 and Rs. 111000/- through Equity Share Capital (Promoters Contribution).

Project Approval: The Solitaire Crown (Developer-M/s Shama Estates Pvt. Ltd.)

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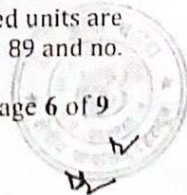
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### Cost of Project and Means of Finance

Sr. No.	Cost of Project (CoP)	Amount	Means of Finance	Amount
1.	Land (already Owned by the Company) Cost of land not included in project cost	30000000/-	Equity Share Capital (Promotes Contribution)	111000/-
2.	Building & CIVIL Work	385315329/-	Unsecured Loans	150000000/-
3.	Site Development/Staff Quarter/ Office	0.00	TL from Bank	0.00
4.	Plant & Machinery		Flat Buyer Deposit	267704329/-
(i)	Solar Photovoltaic Adani Make Mono Perc Module	0.00		
(ii)	MS Hot Dip Galvanized Structure	0.00		
(iii)	Ac Transformer	0.00		
(iv)	Inverter	0.00		
5.	Furniture and Fitting etc. (Cables and Wires)	0.00		
6.	Other Solar Accessories	0.00		
7.	Installation and Commissioning	0.00		
8.	Pre-Operative Expenses	2500000/-		
	Total	417815329/-		417815329

### Our SMS-Dehradun has informed as under:

- List of projects completed by "M/s Shama Estates Pvt. Ltd".**  
As of now M/s Shama Estates Pvt. Ltd. has not undertaken any housing project and this is the first project the company has launched by the name "The Solitaire Crown".
- "The Solitaire Crown" is developed by "M/s Shama Estates Pvt. Ltd."
- Search has been made on MCA21 and Probe42 Portal and nothing adverse has been reported.
  - Project Plan is duly approved by MDDA vide Map no. R-1931/19-20 dated 17-12-2019 for consideration of project in 4603 Sqm area of land. The map is duly sanctioned in the name of M/s Shama Estate Private Limited. The Map is valid for 5 years from the date of approval.
  - Project is duly approved by RERA (Real Estate Regulatory Authority) and registration number granted under Section 5 of the Act is UKREP09200000348. Copy of Registration certificate of project dated 22-09-2020 is on record and same is valid from 22-09-2020 to 15-12-2024 for a period of 4 years and 2 months.
  - Property is free from all sort of encumbrances etc. & M/s Shama Estates Pvt. Ltd. is holding a clear and marketable title over the property with absolute transferable rights & provisions of SARFAESI Act-2002 are applicable to the present property.
  - As per Map the said Project consists of G+9 floors. There are total no. of proposed units are 94. There will be total 11 Units (Unit A to Unit L). No. of 3 BHK Flats proposed is 89 and no.







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- of 4 BHK Flats proposed is 5. Super Area of 3 BHK Flats very between 1756 Sq. ft. to 2030 Sq. ft. whereas super area of 4 BHK flat is 2631 Sq. ft. Project consists of total 94 flats that is to be constructed in total land area of 4603 sq. mtrs as approved by MDDA at Khasra No. 86 & 110, Village Sewla Kalan, Pargana Pachhwa Doon, Tehsil & District Dehradun.
- e. We have checked willful defaulters details updated as on 30-09-2020 and nothing adverse was found regarding firm M/s Shama Estates Private Limited and both directors Mr. Devender Verma and Mr. Rajinder Khurana.
4. The construction of building is being undertaken by the firm from its own sources and has not availed any credit facility from any Bank/ Financial Institution. As informed by promoters, the company has invested about Rs. 25 Crores out of total projected cost of Rs. 41.00 Crores (Approx).

**Process for creation of Equitable Mortgage:**

- Agreement to sale between builder (owner/ developer) and the borrower in each of housing loan describing terms of payment for purchase of flat and transfer of ownership title after payment of entire amount by purchaser after developing project.
- Allotment letter issued by Builder (Owner/ developer) in each housing loan.
- Fresh valuation of individual Property (Market Value) should be obtained and kept on record in order to keep adequate margin and LTV ratio for future buyers availing loan from our Bank.
- Tripartite agreement will be executed between builder (Owner/ developer), borrower & Bank.
- NOC from builder for creating mortgage and noting of Bank's lien, if the building is under construction. Bank's name to be recorded as nominee in the books of the builder.
- Proper mortgage permission/ NOC/ necessary clearance to be obtained from the builder/ owner/ developer/ competent local bodies/ Banks (if any), in case of housing loan to individuals desirous of purchasing flats under the project.
- Undertaking by borrower to create Equitable Mortgage.
- Undertaking from the borrower not to borrow from any other source against the concerned property.
- Copy of all statutory clearances will be obtained before sanction of housing loan to individuals.
- Original sale deed to be executed by M/s Pearl Heights in favour of future buyers.
- Copy of the map of the building duly approved by the appropriate authority.
- NOC from builder for creating mortgage & noting of Bank's lien, if the building is under construction.
- Possession letter in original after execution of sale deed in favour of future buyers.
- If needed, Bank's charge may be noted with Registrar of Properties after execution of sale deed in favour of purchaser.
- As regards stamp duty, the same is to be paid as applicable on Memorandum of Deposit of Title Deeds.
- Undertaking from mortgagor after he/ she/ they purchases the flat from the seller.





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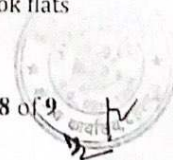
**List of Property Documents to be obtained before the disbursement of Loan:**

- a. Original Agreement with the builder, duly stamped and registered (if the same has been received from the Sub-Registrar's office) and the original money receipt issued by the sub-Registrar, for the registration fee paid by the applicant along with copy of approved plan of the project.
- b. Certified true copy of the "Agreement" with the builder.
- c. Original money receipt issued by the Sub-Registrar.
- d. Stamped "Tripartite Agreement" between Bank, Borrower and the Builder.
- e. Acknowledged copy of the authority letter, addressed by the applicant to the Sub-Registrar.
- f. Copy of the letter acknowledged by the builder / reseller in case he or his representative did not accompany applicant to Sub-Registrar's office to admit registration (To be taken if applicable).
- g. No Objection Certificate from the builder on their letter head for creating mortgage and noting Bank's lien and also to hand over Conveyance Deed directly to the Bank for creation of Equitable Mortgage.
- h. Letter from the builder / architect indicating the latest progress of construction (for under construction cases).
- i. An undertaking from the builder that in case of cancellation of sale agreement by the purchaser, entire amount shall be refunded by the builder to the Bank directly by Cheque fvg Bank of Baroda A/c.....
- j. Undertaking from Builder giving details of finance availed from Bank/s, if any. If yes, NOC from the concerned Bank that any charge over the flat (under sale) has been satisfied and the charge of our Bank can be created over the said flat.

**Recommendation:**

In view of the above, we endorse the recommendation of our Specialised Mortgage Store, Dehradun for the approval of project, subject to the following terms and conditions:

1. SMS/ Branches to ensure that all observations made by the Advocate/ Legal Managers of Banks are complied in full while sanctioning/ disbursing Baroda Housing Loan to individuals.
2. SMS/ Branches to ensure to comply Bank's extant guidelines as applicable in Baroda Home Loan scheme.
3. Bank will not be party for any dispute, if any between prospective buyers and the builder/ developer.
4. The builder will obtain NOC from the bank before cancellation of the "agreement of sale" and refund of payments received there under.
5. The terms and conditions mentioned in the Sanction Letter of MAP vide Letter No. NIL dated 17.12.2019 to be followed scrupulously.
6. The terms and conditions mentioned in the RERA Certificate dated 22.09.2020 to be followed scrupulously.
7. It would be ensured to include Bank's scheme in the publicity material/ brochure of the project.
8. Any change in the structure and management of the firm or modification in the project layout (if so in future) would be duly informed to the bank.
9. SMS, Dehradun to obtain list of proposed buyers who have booked the flat or will book flats to us after receipt of the approval.







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10. SMS to ensure the compliance of NEC report dated 29.10.2020 by our empanelled Advocate Mr. Mahesh Chandra Pant.
11. All the guidelines mentioned in the Master Circular No. BCC/BR/111/97 dated 21.02.2019 and BCC/BR/104/115 dated 02.04.2012 and other circulars issued from time to time relating to project approval be complied with.
12. Tripartite Agreement amongst the builder, the bank and the borrower must be obtained.
13. SMS to ensure that all permissions/ licenses/ NOC required be obtained and on record and satisfy thereon.
14. SMS-Dehradun to explore the possibility of take-over of Retail Loans availed by the promoters.

Submitted for consideration

(Naveen Chand)  
Sr. Manager (Credit)  
Date: 02.02.2021



UTTARAKHAND REAL ESTATE REGULATORY AUTHORITY

FORM 'C'

[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

1. This registration is granted under section 5 of the act to the following project under project registration number *UKREP09200000348*  
Company firm / society / company / competent authority *SHAMA ESTATES PVT. LTD.* having its registered office / principal place of business  
at *382, Bhera Enclave, Paschim Vihar., Delhi-110087, North Delhi, Delhi* Project Name *The Solitaire Crown* and Address *Khasra no 86 & 110,  
Village Sewalakalan, Paragana Pachwadoon, Dehradun, Uttarakhand*

2. This registration is granted subject to the following conditions, namely:-

- (i) The promoter shall enter into an agreement for sale with the allottees as prescribed by the appropriate Government.
- (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17.
- (iii) The promoter shall deposit seventy per cent. of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4.
- (iv) The registration shall be valid for a period of 04 years 02 months commencing from 22-09-2020 and ending with 15-12-2024 unless renewed by the Real Estate Regulatory Authority in accordance with the Act and the rules made thereunder.
- (v) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder.
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Date: 22-09-2020

Place: Dehradun

*Vishnu Kumar*  
Chairperson  
Uttarakhand Real Estate  
Regulatory Authority,  
Dehradun  
Chairperson  
Uttarakhand Real Estate Regulatory Authority  
4th Floor, Rajiv Gandhi International Complex  
Dispensary Road, Dehradun